

POOLE
TOWNSEND

Fernleigh Road, Grange-over-Sands, LA11 7HP

£310,000

3 2 1









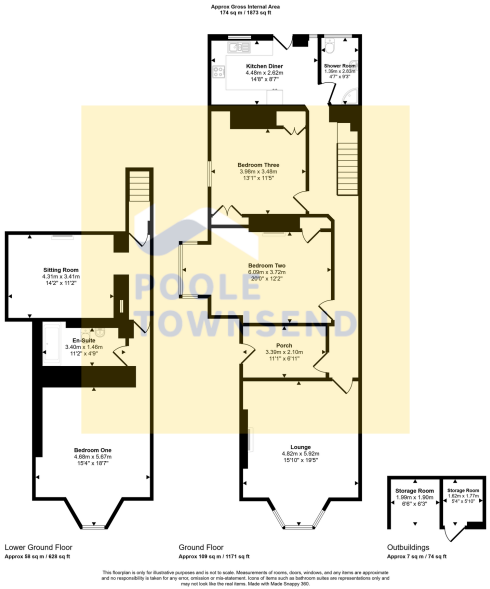
- Impressive 3 bed apartment
- Traditional stone-built property
- Views toward Morecambe Bay
- Spacious bay-fronted lounge
- Open plan kitchen/diner
- 3 generous double bedrooms
- Master ensuite plus shower room
- Second reception room, patio seating
- Leasehold
- Council tax band C





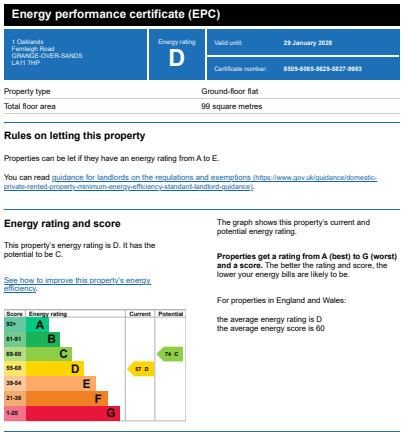






Occupying the ground and lower ground floors of a charming, traditional stone-built semi-detached property, this impressive three-bedroom apartment offers generously proportioned and versatile accommodation, complemented by views towards Morecambe Bay, patio seating areas and the added benefit of off-road parking. Offered for sale with no onward chain, the accommodation comprises, on the ground floor, a spacious bay-fronted lounge with gas fire, a kitchen/diner, two double bedrooms and a shower room. The lower ground floor provides a further double bedroom with en-suite facilities, together with a second reception room, offering excellent flexibility as a cosy snug, home office or gym.

Disclaimer: Images displayed to promote this property are digitally enhanced and some may have involved the use of artificial intelligence (AI) technologies.



Energy performance certificate (EPC)

1 Oaklands Fernleigh Road GRANGE-OVER-SANDS LA11 7HP	Energy rating: D	Valid until: 29 January 2028 Certificate number: 8809-6065-8629-8827-9983

Property type	Ground-floor flat
Total floor area	99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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